

Chairperson Scott Hickle  
Vice-Chairperson Pete Bienski  
Parliamentarian Nancy Hardeman



Commissioners  
Leo Gonzalez  
Bobby Gutierrez  
Kyle Incardona  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, FEBRUARY 19, 2015 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**
- 3. HEAR CITIZENS.**
- 4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 5, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

**5. CONSENT AGENDA.**

- a. Approval of minutes from the **workshop** and **regular** meetings on February 5, 2015.

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.*

**6. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

**a. Replat [RP15-01](#): Castle Heights Addition – Block 4**

*Proposed Replat of Lot 2 in Block 4 of the Castle Heights Addition, being 0.642 acres of land extending southeast between Castle Avenue and High Street, north of Conner Street and south of Conroy Street in Bryan, Brazos County, Texas (M. Hilgemeier) [Drawing](#)*

**b. Replat [RP15-05](#): Cavitt’s Southmore Addition – Block 6**

*Proposed Replat of Lot 1R in Block 6 of Cavitt’s Southmore Addition, being 7.267 acres of land extending southeast from South Gordon Street between East 31<sup>st</sup> Street and Carter Creek Parkway in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)*

**7. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**a. Conditional Use Permit [CU15-01](#): Shear Form, Inc.**

*A request for approval of a Conditional Use Permit to allow the proposed expansion of a machine shop use on land zoned Mixed Use District (MU-2), specifically on 0.725 acres of land adjoining the south side of Dellwood Street between First and Second Street, being all of Lots 4 and 8 and parts of Lots 9 and 10 in the Miltree Place Subdivision, and currently addressed as 207 Dellwood Street in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)*

**8. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**a. Rezoning [RZ14-21](#): Texas KJ Investments, LLC**

*A request to change the zoning classification from Agricultural-Open District (A-O) to Retail District (C-2) on approximately 1.187 acres of land out of the Maria Kegan Survey, Abstract No. 28 extending southeast from Elmo Weedon Road, approximately 825 feet north from its intersection with State Highway 30/F.M. 158 in Bryan, Brazos County, Texas. (M. Dalton)*

**9. REQUESTS FOR ANNEXATION – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**a. Annexation [ANNEX15-01](#): Texas KJ Investments, LLC**

*An owner-requested annexation of 2.032 acres of land out of the Maria Kegan Survey, Abstract No. 28 adjoining the southeast side of Elmo Weedon Road approximately 825 to 1,050 feet north from its intersection with State Highway 30/F.M. 158 in Brazos County, Texas. (M. Zimmermann)*

**10. PROPOSALS TO AMEND THE CITY OF BRYAN COMPREHENSIVE PLAN (Commission makes recommendation; City Council has final approval).**

**a. Comprehensive Plan Amendment [CPA14-04](#): City of Bryan**

*A proposal to amend the City of Bryan’s Thoroughfare Plan in the area generally located south of Sandy Point Road and Texas State Highway 21 between Harvey Mitchell Parkway/Texas State Highway 2818, north of Raymond Stotzer Parkway / Texas State Highway 50 and east of the Brazos River. (R. Haynes) [Map](#)*

## 11. ADJOURN.

*The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).*

*The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, March 5, 2015 at 6:00 p.m.*

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

*Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.*